



**CITY OF COVINA
PLANNING COMMISSION AGENDA
REGULAR MEETING, TUESDAY, JULY 13, 2021
COUNCIL CHAMBER, CITY HALL
125 EAST COLLEGE STREET
7:00 P.M.**

PLEASE NOTE: THOSE WHO WISH TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM ARE REQUESTED TO EMAIL PLANNING@COVINACA.GOV PRIOR TO THE ITEM BEING CALLED. THE PURPOSE OF THIS IS TO ENSURE THAT YOUR NAME AND ADDRESS ARE CORRECTLY IDENTIFIED IN THE MINUTES OF THE PLANNING COMMISSION.

CALL TO ORDER

- A. Pledge of Allegiance.
- B. Roll Call of Commissioners:
- C. Amendments to the Agenda.

PUBLIC COMMENTS

Citizens wishing to address the Commission on any matter **not** on the agenda may do so at this time. Citizens wishing to be heard on any matter on the agenda, please wait until that point on the agenda. **Please keep your comments to five minutes or less and try not to be repetitive.** Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests but may refer the matter to staff or to a subsequent meeting.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Planning Commission votes on them, unless a member of the Planning Commission requests that a specific item be removed from the Consent Calendar for discussion.

1. Approval of Minutes of Regular Meeting of June 8, 2021.

CONTINUED PUBLIC HEARING

None

PUBLIC HEARING

1. Application for a General Plan Amendment (GPA) 21-002, an amendment to the Covina General Plan Land Use Map to change the land use designation from General Commercial to Low Density Residential and Zone Change (ZCH) 21-002, an amending the Official Covina Zoning Map by changing the Zoning District from C-3A/PCD (Regional or Community Shopping Center) with a Planned Community

Development Overlay) to R-1-7,500 (Single Family Residential) for three properties located at 137, 145, and 153 E. Loma Vista Street – APNs: 8451-002-033, 8451-002-034, and 8451-002-035.

Staff Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2021-014 PC recommending approval to the City Council: a) Resolution CC 2021-___ amending the Land Use Map of the City of Covina General Plan, and; b) Ordinance 21-___ amending the Official the Zoning Map of the City of Covina.

CONTINUED BUSINESS

None.

NEW BUSINESS

None

GENERAL MATTERS

None.

ADMINISTRATIVE ITEMS

None.

ADJOURNMENT

Adjourn to a regular meeting of the Planning Commission at 7:00 p.m. on July 27, 2021 in the Council Chamber of Covina City Hall.

I, Brian K. Lee, Director of Community Development for the City of Covina, or his designee, hereby declare that a true and accurate copy of the forgoing agenda was posted on July 8, 2021 near the front entrance of City Hall, 125 East College Street, Covina, and on the City's official Internet Website, in accordance with Governmental Code Section 54954.2(a.)

Additional information on any agenda item can be obtained by contacting the Planning Division at 125 East College Street, Covina, or by telephoning (626) 384-5450.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Planning Division office at (626) 384-5450 or the California Relay Service. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.



MINUTES OF THE JUNE 8, 2021 REGULAR MEETING OF THE COVINA PLANNING COMMISSION HELD IN THE COUNCIL CHAMBER OF CITY HALL, 125 EAST COLLEGE STREET AT 7:00 P.M.

This meeting was conducted utilizing teleconference and electronic means consistent with the State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic, with the option for members of the Planning Commission to meet in the Council Chamber of City Hall, with COVID-19 protective measures in place.

CALL TO ORDER

Charles Hodapp called the Planning Commission to order at 7:00 p.m.

A. PLEDGE OF ALLEGIANCE

Chairman Hodapp led the Pledge of Allegiance.

B. ROLL CALL

Commission Members Present: Connors, Manning, McMeekin, Zermeno, Hodapp

Commission Members Absent: None.

Staff Members Present: Director of Community Development, Senior Planner, Assistant City Attorney

C. AMENDMENTS TO THE AGENDA

None.

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Approval of Minutes of the regular meeting of May 25, 2021.

A motion was made and seconded to approve the Minutes of the Regular Meeting of June 8, 2021 with a clarification on Public Hearing Item 2.

The motion carried 5-0 as follows:

AYES:	CONNORS, MCMEEKIN, MANNING, ZERMENO, HODAPP
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

PUBLIC HEARINGS

1. **Application for a Conditional Use Permit (CUP) 21-17 and a Minor Modification to an existing Planned Community Development (ZCA) 21-001;** a request to establish a mechanical car wash as part of an existing rental car business (Enterprise Rent-A-Car) in the C-3A PCD Commercial Zone (Regional or Community Shopping Center) at 728 S. Citrus Avenue (APN: 8451-020-48).
2. **Staff Recommendation:** Staff recommends that the Planning approve Conditional Use Permit (CUP) 21-17 and adopt Resolution No. 2021-012 PC with conditions and adopt Resolution No. 2021-013 PC recommending approval to the City Council Ordinance 21-____ a zoning Code Amendment amending Planned Community Development PCD (99-001).

Senior Planner Mercy Lugo presented the staff report and answered the commissioner's questions.

The public hearing was opened.

Karen Lewis sent a public comment by email in support of the item.

The public hearing was closed.

A motion and a second were made to approve Resolution No. 2021-012 PC.

The Motion carried 5-0 as follows:

AYES:	CONNORS, MANNING, MCMEEKIN, ZERMENO, HODAPP
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

A motion and a second were made to approve Resolution No. 2021-013 PC.

The Motion carried 5-0 as follows:

AYES:	MANNING, ZERMENO, CONNORS, MCMEEKIN, HODAPP
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

NEW BUSINESS

None.

GENERAL MATTERS

None.

ADMINISTRATIVE ITEMS

None.

ADJOURNMENT

Chairman Hodapp adjourned the Planning Commission meeting at 7:18 p.m. to the Regular Planning Commission Meeting on June 22, 2021, at 7:00 PM in the Council Chamber of City Hall.

Secretary



CITY OF COVINA

PLANNING COMMISSION AGENDA REPORT ITEM NUMBER PH 1 JULY 13, 2021

TO: Chairman and Members of the Planning Commission

FROM: Brian K. Lee, AICP, Director of Community Development

SUBJECT:

1. **General Plan Amendment (GPA) 21-002**, an amendment to the Covina General Plan Land Use Map to change the land use designation from General Commercial to Low Density Residential for three properties located at 137, 145, and 153 E. Loma Vista Street – APNs: 8451-002-033, 8451-002-034, and 8451-002-035.
2. **Zone Change (ZCH) 21-002**, an amendment to the Official Covina Zoning Map by changing the Zoning District from C-3A/PCD (Regional or Community Shopping Center) with a Planned Community Development Overlay) to R-1-7,500 (Single Family Residential) for three properties located at 137, 145, and 153 E. Loma Vista Street – APNs: 8451-002-033, 8451-002-034, and 8451-002-035.

BACKGROUND

On March 9, 2021, the Planning Commission directed staff to initiate research on three properties within the C-3A/PCD Commercial Zone (Regional or Community Shopping Center) with a Planned Community Development Overlay. The three subject parcels were constructed as single-family homes in the late 1940s. They were then a part of a city plan to expand the Shoppers Lane commercial center in the 1980s. The General Plan designation and Zoning Map classifications were changed on these parcels to accommodate the potential expansion. The expansion plans were never realized, and the uses of the changed sites remained low density, single-family residential. These homeowners have not had the same opportunities to modify their homes as other homeowners due to their nonconforming land use status. Following recent trends, it is highly unlikely that the commercial expansion will occur. Therefore, Staff is proposing to change the General Plan Land Use Map from General Commercial to Low Density Residential and the Zoning Map from C-3A/PCD to R-1-7,500 Single-Family Residential for these three parcels.

ANALYSIS

Description of Project Sites and Surroundings

The three subject sites are adjacent lots located directly south of the Shoppers Lane commercial center. The properties are at the west end of a row of single-family homes and abut commercial centers on the north, west, and east. Each property is developed with a single-family home of about 1,200 square feet.

	General Plan	Zoning	Existing Uses
Site	GC – General Commercial	C-3A/PCD Commercial Zone (Regional or Community Shopping Center) / Planned Community Development	Three adjacent single-family home properties
North	GC – General Commercial	C-3A/PCD Commercial Zone (Regional or Community Shopping Center) / Planned Community Development	Shoppers Lane commercial center
South	GC – General Commercial	C-3A/PCD Commercial Zone (Regional or Community Shopping Center) / Planned Community Development	Terrado Plaza commercial center
West	GC – General Commercial	C-3A/PCD Commercial Zone (Regional or Community Shopping Center) / Planned Community Development	IHOP restaurant
East	LDR – Low Density Residential	R-1-7,500 (Single Family Residential)	Single-family homes

General Plan Amendment

A General Plan Amendment is necessary to resolve the inconsistency between the General Plan Land Use Map and the existing use and proposed Zoning Map. The General Plan Land Use designation for the two subject sites is currently General Commercial. Staff proposes to amend the General Plan Land Use Map from General Commercial to Low Density Residential to be consistent with the current use and the proposed zone change.

Zone Changes

The Zone Change request is pursuant to Section 17.80.090(A). According to Section 17.06, a Zone Change is a change in the zoning map, changing any property from one zone to another. As discussed previously, previous/current trends show that the expansion of the Shoppers Lane commercial center is not going to occur, so Staff proposes to change the zoning of these three adjacent parcels from C-3A (Regional or Community Shopping Center) / PCD (Planned Community Development) to R-1-7,500 (Single-Family Residential) to bring these properties back to conforming status.

There are no site alterations or additions proposed with the subject General Plan Amendment and Zone Change.

PUBLIC HEARING NOTICE AND NOTIFICATION

All property owners within a radius of at least 300 feet from the overall project site were mailed notices of the Planning Commission public hearing a minimum of ten (10) days before the hearing as required by law. In addition, the public hearing notice for the project was published in the San Gabriel Valley Examiner newspaper on July 1, 2021.

ENVIRONMENTAL DETERMINATION

Community Development Department staff has determined that the proposed General Plan Amendment and Zone Change are categorically exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines. Section 15061(b)(3), the general rule exemption, states that an activity is not subject to CEQA where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed projects do not authorize new developments that will create significant environmental impacts. The proposed zone change will not create any public health or safety hazards or have a significant impact on the resources or services within the area of the subject parcels, such as water, sanitary services, surrounding roadways and intersections, schools, and existing agricultural uses. Community Development Department staff determines that there is no substantial evidence that the proposed zone change will have a significant effect on the environment.

RECOMMENDATION

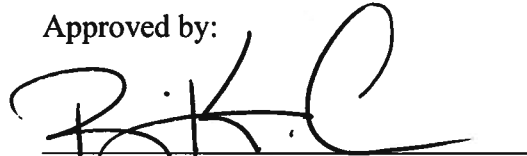
Staff recommends that the Planning Commission adopt **Resolution No. 2021-014 PC** recommending approval to the City Council: a) Resolution CC 2021-___ amending the Land Use Map of the City of Covina General Plan, and; b) Ordinance 21-___ amending the Official the Zoning Map of the City of Covina.

Prepared by:



Megan Wu
Assistant Planner

Approved by:



Brian K. Lee, AICP
Director of Community Development

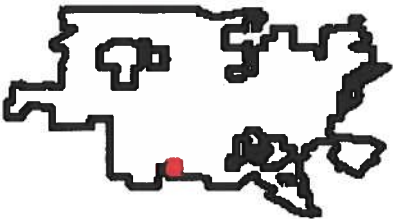
EXHIBITS

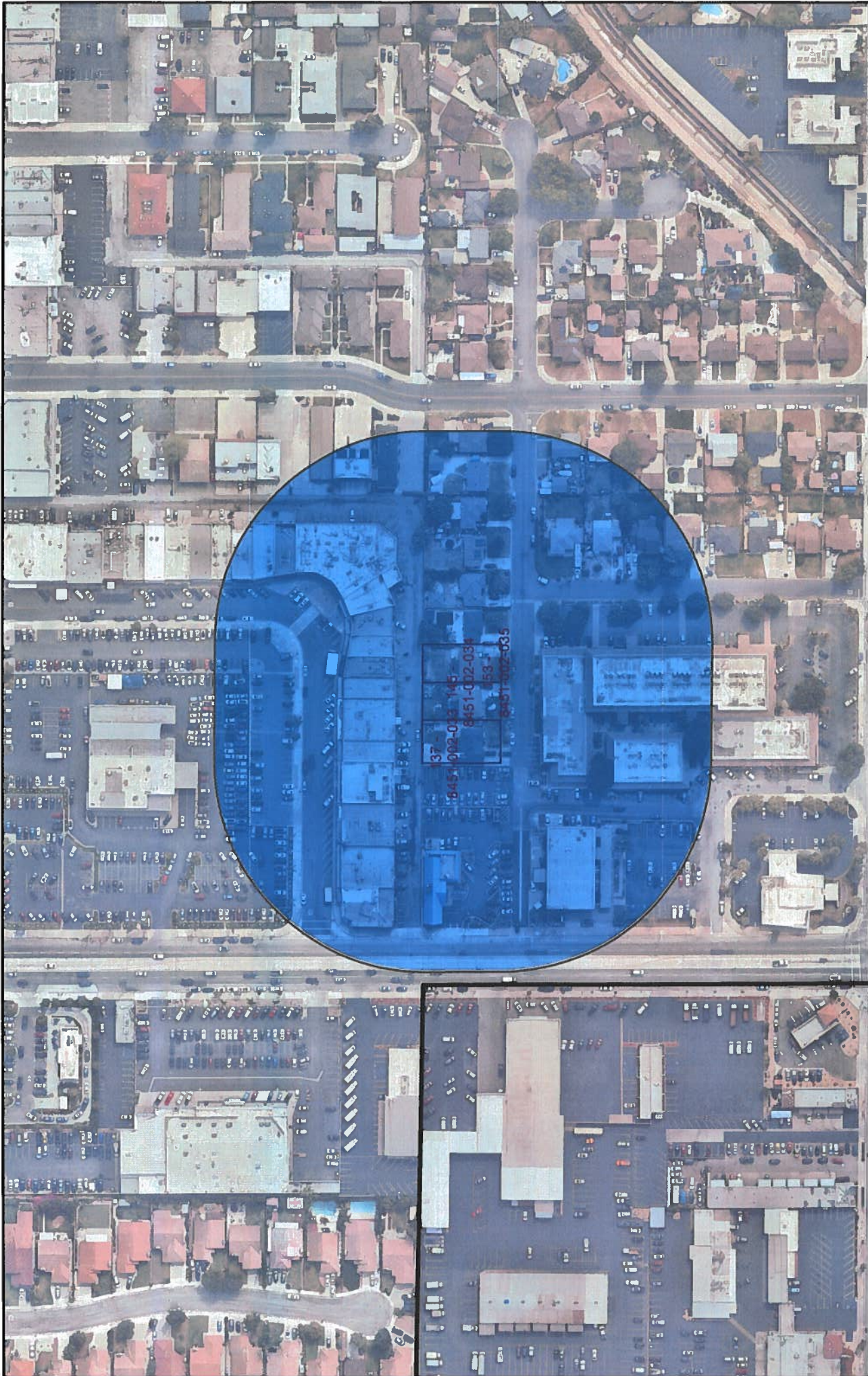
1. Area Map
2. 300-foot Radius Map and Notification
3. Resolution 2021-014 PC
4. Attachment A Draft Resolution CC 2021-___
5. Attachment B Draft Ordinance 21-___

EXHIBIT 1



205.06 Feet





300-foot Buffer
City Boundary

City of Covina 300-foot Buffer Parcels 8451-002-033, -034, and -035



0 50 100 200
US Feet

The map of the City of Covina, California has been provided for illustration purposes only. Every reasonable effort has been made to ensure the precision of the map and its data. The City of Covina, California and its staff assume no liability for damages arising from errors or omissions. The maps are provided without any warranty, expressed or implied, and the City of Covina, California does not make any business decisions based on the map before consulting with the appropriate City office.

CITY OF COVINA
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Covina will conduct a PUBLIC HEARING in the City Hall Council Chambers, 125 East College Street, Covina, on **Tuesday, July 13, 2021 at 7:00 p.m.**, or as soon as possible thereafter, to consider the following:

1. General Plan Amendment (GPA) 21-002, a City-initiated General Plan Amendment to amend the land use designations from General Commercial to Low Density Residential for three properties located at 137, 145, and 153 E. Loma Vista Street – APNs: 8451-002-033, 8451-002-034, and 8451-002-035.
2. Zone Change (ZCH) 21-002, a City-initiated request to change the Official Zoning Map of the City of Covina changing the Zoning District from C-3A/PCD (Neighborhood Stores with a Planned Community Development Overlay) to R-1-7,500 (Single Family Residential) for three properties located at 137, 145, and 153 E. Loma Vista Street – APNs: 8451-002-033, 8451-002-034, and 8451-002-035.

Pursuant to the California Environmental Quality Act (CEQA), the City has analyzed the proposed General Plan Amendments and the Zoning Code Amendments and concluded the amendments to be exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3) because the activity in question does not have a significant effect on the environment.

The City solicits any information and/or data that any citizen wishes to provide concerning the proposed Amendment, and all interested citizens are invited to attend the public hearing. Any person may submit written comments to the Community Development Department, Planning Division, prior to or at the time of the hearing. If you challenge the decision on the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing or in correspondence submitted prior to or during the hearing.

Further information may be obtained from the City of Covina Community Development Department, Planning Division, at (626) 384-5450.

Pursuant to the American with Disabilities Act, the City of Covina will make reasonable efforts to accommodate persons with disabilities. If you require special accommodations, please contact the Planning Division at (626) 384-5450, at least five days in advance of this hearing.

BRIAN K. LEE, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT

Published: July 1, 2021
Posted: July 1, 2021

RESOLUTION NO. 2021-014 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COVINA APPROVE: A) GENERAL PLAN AMENDMENT (GPA) 21-002, TO CHANGE THE LAND USE DESIGNATION FOR THE THREE PARCELS FROM GENERAL COMMERCIAL TO LOW DENSITY RESIDENTIAL AND; B) ZONE CHANGE (ZCH) 21-002 TO CHANGE THE ZONING CLASSIFICATION FOR THE THREE PARCELS FROM C-3A COMMERCIAL ZONE (REGIONAL OR COMMUNITY SHOPPING CENTER) TO R-1-7,500 (SINGLE FAMILY RESIDENTIAL), FOR PROPERTIES LOCATED AT 137, 145, AND 153 EAST LOMA VISTA STREET (APNS: 8451-002-033, 8451-002-034, AND 8451-002-035), AND MAKE FINDINGS THAT THE PROJECTS ARE EXEMPT FROM THE PROVISIONS OF CEQA

WHEREAS, Government Code Section 65350 et seq. authorizes cities to prepare, adopt and amend General Plans; and

WHEREAS, Government Code Section 65800 et seq. authorizes the adoption and administration of zoning laws, ordinances, rules and regulations by cities as a means of implementing the General Plan; and

WHEREAS, City staff initiated and prepared an update to the Land Use Map of the Covina General Plan attached hereto as Attachment A, which proposes to change the General Plan Land Use designation from General Commercial to Low Density Residential for three parcels located at 137, 145, and 153 E. Loma Vista Street (APNs: 8451-002-033, 8451-002-034, and 8451-002-035).

WHEREAS, Chapters 17.06 and 17.80 of the Covina Municipal provides the procedures and administration of amendments and changes to the Zoning Map; and

WHEREAS, City staff prepared draft Ordinance 21-____ attached hereto as Attachment B, which proposes to amend the Official Zoning Map of the City of Covina by changing the Zoning Classification from C-3A Commercial Zone (Regional or Community Shopping Center) to R-1-7,500 (Single Family Residential) for three parcels located at 137, 145, and 153 E. Loma Vista Street (APNs: 8451-002-033, 8451-002-034, and 8451-002-035); and

WHEREAS, CMC Section 17.80.050 provides that any recommendation by the Planning Commission for an amendment shall require an affirmative vote of not less than two-thirds of the total voting members after at least one public hearing and must be filed with the City Council, together with a report of findings, hearings, and other supporting data, within thirty (30) days after the conclusion of the public hearing; and

WHEREAS, notice of the public hearing for the General Plan Amendment, Zone Changes and Zoning Code Amendment was published in the San Gabriel Valley Examiner on November

12, 2020 and on November 26, 2020, in accordance with CMC Section 17.80.120 B. 1. All persons whose names and addresses appear on the latest available assessment roll of the County of Los Angeles, as owning property within 300 feet from the exterior boundaries of the subject properties were mailed the public hearing notices in accordance with CMC Section 17.80.120 B. 2.; and

WHEREAS, Sections 17.80.080 to 17.80.130 of the Covina Municipal Code (CMC) have been complied with in the consideration of Zone Change (ZCH) 21-002; and

WHEREAS, on July 13, 2021, the Planning Commission a duly noticed public hearing, and carefully considered all pertinent testimony and the staff report presented during the hearing; and

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

**THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA,
DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. California Environmental Quality Act (CEQA) Findings. The Planning Commission hereby recommends that the City Council make the following environmental findings and determinations in connection with the approval of the proposed General Plan Amendment (GPA) 21-002 and Zone Change (ZCH) 21-002: Community Development Department staff determined that approval of the abovementioned projects is exempt from the requirements of CEQA pursuant to CEQA Guidelines (14 Cal. Code Regs. § 15000 *et seq.*) Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The City Council has reviewed Community Development Department staff's determination of exemption, and based on its own independent judgment, concurs in staff's determination that the proposed projects are exempt from CEQA.

SECTION 3. Based on the evidence in the record, the Planning Commission finds that the proposed General Plan Amendment and Zone Change will leave the General Plan Land Use Map, the Official Zoning Map and the Zoning Code to be an integrated and internally consistent documents, and hereby recommends its adoption by the City Council.

SECTION 4. Planning Commission Recommendation. After giving full consideration to all evidence presented at the public hearing, and in consideration of the findings made in Sections 2 and 3, the Planning Commission of the City of Covina does hereby recommend that the City Council of the City of Covina adopt the proposed Resolution CC 2021- ____ and Ordinance 21- ____ as follows:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA,
CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT (GPA) 21-002,**

TO AMEND THE GENERAL PLAN MAP, CHANGING THE LAND USE DESIGNATIONS FOR THREE PARCELS FROM GENERAL COMMERCIAL TO LOW DENSITY RESIDENTIAL, LOCATED AT 137, 145, AND 153 EAST LOMA VISTA (APNS: 8451-002-033, 8451-002-034, and 8451-002-035) AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA;" AND

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING ZONE CHANGE (ZCH) 21-002, TO CHANGE THE ZONING CLASSIFICATION FOR THREE PARCELS FROM C-3A COMMERCIAL ZONE (REGIONAL OR COMMUNITY SHOPPING CENTER) TO R-1-7,500 (SINGLE FAMILY RESIDENTIAL) LOCATED AT 137, 145, AND 153 EAST LOMA VISTA (APNS: 8451-002-033, 8451-002-034, and 8451-002-035), AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA"

SECTION 5. The Secretary shall certify to the adoption of this Resolution and immediately file a copy of this Resolution with the City Council of the City of Covina.

PASSED, APPROVED AND ADOPTED by the members of the Planning Commission of Covina this 13th day of July, 2021.

CHARLES HODAPP, CHAIRMAN
CITY OF COVINA PLANNING COMMISSION

I hereby certify that the foregoing is a true copy of Resolution No. 2021-014 PC adopted by the Planning Commission of the City of Covina at a regular meeting thereof held on the 13th day of July, 2021, by the following vote of the Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

COVINA PLANNING COMMISSION SECRETARY

Attachment A

DRAFT RESOLUTION CC 2021-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT (GPA) 21-002, TO AMEND THE GENERAL PLAN MAP, CHANGING THE LAND USE DESIGNATIONS FOR THREE PARCELS FROM GENERAL COMMERCIAL TO LOW DENSITY RESIDENTIAL, LOCATED AT 137, 145, AND 153 EAST LOMA VISTA (APNS: 8451-002-033, 8451-002-034, and 8451-002-035) AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA

WHEREAS, Government Code Section 65350 et seq. authorizes cities to prepare, adopt and amend General Plans; and

WHEREAS, City staff initiated and prepared an update to the Land Use Map of the Covina General Plan attached hereto as Exhibit A, which proposes to change the General Plan Land Use designation from General Commercial to Low Density Residential for three parcels located at 137, 145, and 153 E. Loma Vista Street (APNs: 8451-002-033, 8451-002-034, and 8451-002-035); and

WHEREAS, the staff report and supporting materials accompanying this resolution are found to be true, are adopted as Facts and Findings, and are incorporated by reference in this resolution; and

WHEREAS, on July 13, 2021, the Planning Commission held a duly noticed public hearing on General Plan Amendment (GPA) 21-002, as prescribed by law, at which time City Staff and interested persons had an opportunity to and did testify either in support of or against this matter; and

WHEREAS, at the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission adopted Resolution No. 2021-014 PC, recommending approval of the Resolution by the City Council; and

WHEREAS, the City Council, at a regular meeting, considered this Resolution on _____, 2021, at a duly noticed public hearing, as prescribed by law, at which time the City Staff and interested persons had an opportunity to and did testify either in support or against this matter; and

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. California Environmental Quality Act Findings. The City Council makes the following environmental findings and determinations in connection with the approval of the proposed General Plan Amendment (GPA) 21-002: Community Development Department staff determined that the proposed General Plan Amendment, as set forth in Attachment A to this

Resolution, is exempt from the requirements of CEQA pursuant to CEQA Guidelines (14 Cal. Code Regs. § 15000 et seq.) Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The City Council has reviewed Community Development Department staff's determination of exemption, and based on its own independent judgment, concurs in staff's determination that the proposed General Plan Amendment is exempt from CEQA.

SECTION 2. The City Council has reviewed the proposed changes to the Land Use Map, the Planning Commission hearing input and reports, and all evidence received by the Planning Commission and at the City Council hearings, and all documents and evidences are hereby incorporated by reference into this Resolution. After giving full consideration to all evidence presented at the public hearing, both oral and written, and after being fully informed, the City Council does hereby find and decide that the proposed General Plan Amendment is consistent with the public interest and with the City's General Plan for the following reasons:

a. The proposed Amendment reduces inconsistencies between the General Plan, Zoning Map, and current uses under the Land Use Element Section II.B.2.j of the General Plan; and

SECTION 3. After giving full consideration to all evidence presented at the public hearing, and in consideration of the findings stated in Section 2 of this Resolution, the City Council hereby approves General Plan Amendment (GPA) 21-002, as set forth in Exhibit A to this Resolution.

SECTION 4. The documents and materials that constitute the record of proceedings on which these findings and this Resolution are based are located at the City Clerk's Office located at 125 E. College Street, Covina, CA 91723. The custodian of these records is the City Clerk.

SECTION 5. Effective Date. This Resolution shall be effective upon adoption.

SECTION 6. Certification. The City Clerk shall certify to the passage and adoption of this Resolution and shall enter the same in the Book of Original Resolutions.

SIGNED AND APPROVED this ____ day of _____, 2021.

JORGE MARQUEZ, MAYOR

ATTEST:

GEORGIANNA NICOLE ALVAREZ,
Chief Deputy City Clerk

APPROVED AS TO FORM:

CANDICE K. LEE, City Attorney

CERTIFICATION

I, Georgianna Nicole Alvarez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Resolution CC 2021-____ was duly adopted by the City Council of the City of Covina at a regular meeting held on the ____ of _____ 2021, by the following vote:

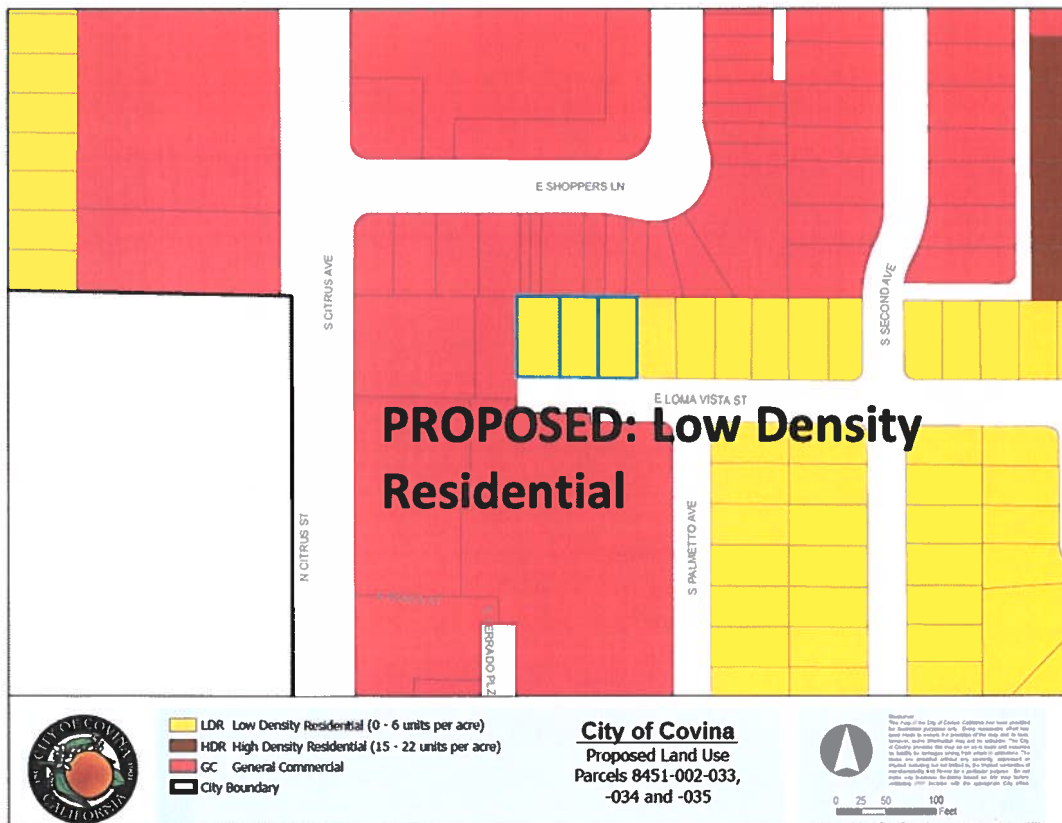
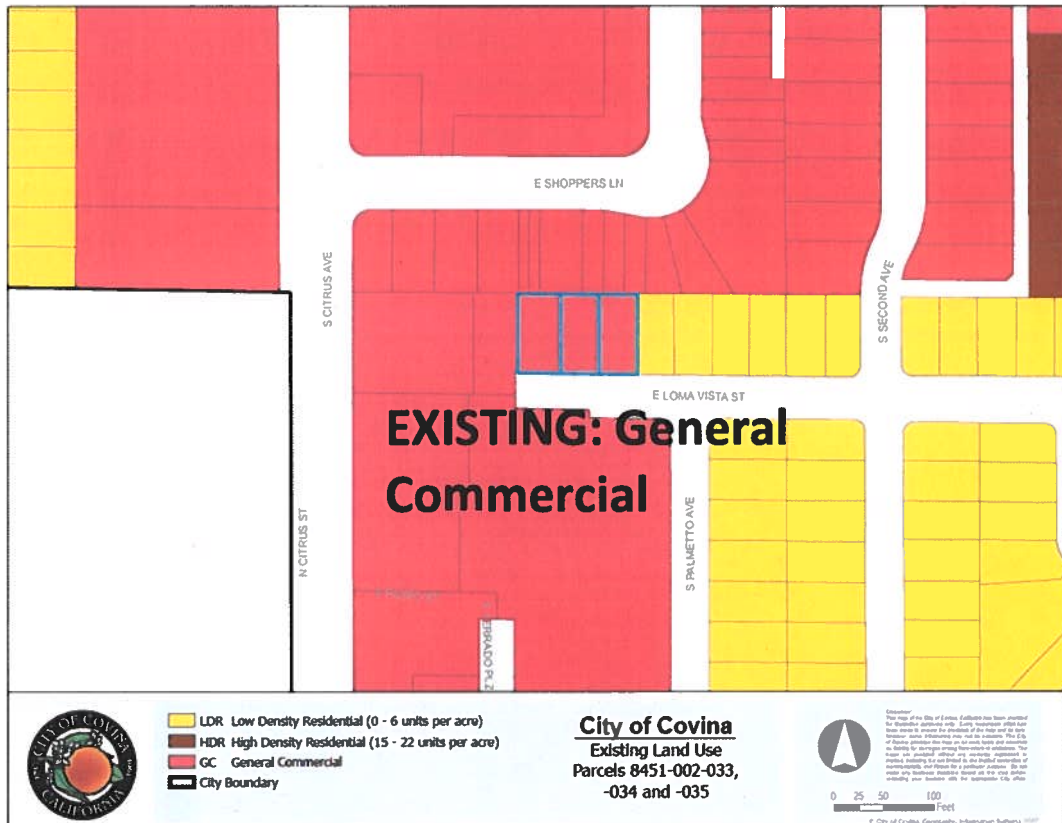
AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

Dated:

GEORGIANNA NICOLE ALVAREZ,
Chief Deputy City Clerk

EXHIBIT “A”
GENERAL PLAN LAND USE MAP

EXHIBIT A



Attachment B
ORDINANCE 21-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING ZONE CHANGE (ZCH) 21-002, TO CHANGE THE ZONING CLASSIFICATION FOR THREE PARCELS FROM C-3A COMMERCIAL ZONE (REGIONAL OR COMMUNITY SHOPPING CENTER) TO R-1-7,500 (SINGLE FAMILY RESIDENTIAL) LOCATED AT 137, 145, AND 153 EAST LOMA VISTA (APNS: 8451-002-033, 8451-002-034, and 8451-002-035), AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA

WHEREAS, Government Code Section 65800 et seq. authorizes the adoption and administration of zoning laws, ordinances, rules and regulations by cities as a means of implementing the General Plan; and

WHEREAS, Chapters 17.06 and 17.80 of the Covina Municipal provides the procedures and administration of amendments and changes to the Zoning Map; and

WHEREAS, City staff prepared draft Ordinance 21-__ (attached hereto as Exhibit A), which proposes to amend the Official Zoning Map of the City of Covina by changing the Zoning Classification from C-3A/PCD Commercial zone (Regional or Community Shopping Center) / Planned Community Development to R-1-7,500 (Single Family Residential) for three parcels located at 137, 145, and 153 E. Loma Vista Street (APNs: 8451-002-033, 8451-002-034, and 8451-002-035); and

WHEREAS, CMC Section 17.80.050 provides that any recommendation by the Planning Commission for an amendment shall require an affirmative vote of not less than two-thirds of the total voting members after at least one public hearing and must be filed with the City Council, together with a report of findings, hearings, and other supporting data, within thirty (30) days after the conclusion of the public hearing; and

WHEREAS, notice of the public hearing for the Zone Change was published in the San Gabriel Valley Examiner on _____, in accordance with CMC Section 17.80.120 B. 1. All persons whose names and addresses appear on the latest available assessment roll of the County of Los Angeles, as owning property within 300 feet from the exterior boundaries of the subject properties were mailed the public hearing notices in accordance with CMC Section 17.80.120 B. 2.; and

WHEREAS, Sections 17.80.080 to 17.80.130 of the Covina Municipal Code (CMC) have been complied with in the consideration of Zone Change (ZCH) 21-002; and

WHEREAS, on July 13, 2021, the Planning Commission held a continued public hearing, at which time City Staff an interested persons had an opportunity to and did testify either in support of or against this matter; and

WHEREAS, on _____, the City Council of the City of Covina held a duly noticed public hearing as prescribed by law to consider the proposed Zone Change (ZCH) 21-002. The City Council considered any comments received prior to or at the public hearing, at which time staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to proposed Zone Change. Following consideration of the entire record of information received at the public hearing, the City Council closed the public hearing on that same date; and

WHEREAS, all legal prerequisites prior to adoption of this Ordinance have occurred.

THE CITY COUNCIL OF THE CITY OF COVINA DOES ORDAIN AS FOLLOWS:

SECTION 1. On July 13, 2021, the Planning Commission held a duly noticed continued public hearing regarding the proposed Zone Change, and following the receipt of public testimony, closed the hearing and adopted Resolution No. 21-014 PC, recommending that the City Council approve the proposed Zone Change by adoption of this Ordinance.

SECTION 2. On _____ 2021, the City Council conducted a duly noticed public hearing regarding the proposed Zone Change, and following the receipt of public testimony, closed the hearing.

SECTION 3. The City Council, based on its own independent judgement, has determined that pursuant to the requirements of the California Environmental Quality Act (CEQA) and the state CEQA Guidelines, the proposed Zone Change 21-002 is a project that would not directly or indirectly cause physical change as a result of discretionary approval. Section 15061 (Review for Exemption) requires that the Lead Agency make a determination whether the project is exempt from CEQA prior to an initial study. The proposed zone change are not in conjunction with plans or permit applications that will either construct or demolish structures. Approval of the zone does not authorize developments that may have a significant effect on the environment. Per Section 15061(b)(3) of the CEQA Guidelines, the project is exempt from CEQA since it is not a project that would have potential for causing a significant effect on the environment.

SECTION 4. The City Council of the City of Covina does hereby find, determine and declare that the proposed Zone Change complies with the General Plan objectives and policies:

- a. The proposed Zone Change reduces inconsistencies between the General Plan and the Zoning Map under the Land Use Element Section II. B.2.j of the General Plan; and
- b. The proposed Zone Change is a procedure matter to achieve internal consistency between General Plan and Zoning Map as allowed by Section V Programs/Implementation Measures B1 of the Land Use Element.

SECTION 5. Zone Changes Approval. The City Council of the City of Covina does hereby approve Zone Change (ZCH) and 21-002, amending the Official Zoning Map to change the Zoning Classification for the three parcels located at 137, 145, and 153 E. Loma Vista Street

(APNs: 8451-002-033, 8451-002-034, and 8451-002-035) from C-3A Commercial Zone (Regional or Community Shopping Center) to R-1-7,500 zone (Single Family Residential). Further, the City Council hereby directs the Director of Community Development to cause the amendment of the Official Zoning Map of the City of Covina to reflect ZCH 21-002.

SECTION 6. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Ordinance shall nonetheless remain in full force and effect. The City Council hereby declares that it would have adopted each section, subsection, sentence, clause, phrase, or portion of this Ordinance, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions of this Ordinance be declared invalid or unenforceable.

SECTION 7. Savings Clause. Neither the adoption of this Ordinance nor the repeal or amendment by this Ordinance of any ordinance or part or portion of any ordinance previously in effect in the City or within the territory comprising the City, shall in any manner affect the prosecution for the violation of any ordinance, which violation was committed prior to the effective date of this Ordinance, nor be construed as a waiver of any license, fee or penalty or the penal provisions applicable to any violation of such ordinances.

SECTION 8. Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the 31st day after its passage.

SECTION 9. Zoning Map. Section 17.06.050 of the CMC provides that the City Clerk record all amendments and changes to the zoning map within 48 hours after such amendments or changes become effective.

SECTION 10. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this Ordinance to be published within 15 days after its passage, in accordance with Section 36933 of the Government Code.

SECTION 11. Notification. Within 30 days of the effective date of this Ordinance, the City Clerk shall notify the Los Angeles County Assessor of passage and adoption of this Ordinance in accordance with Section 65863.5 of the Government Code.

PASSED, APPROVED and ADOPTED this ____th day of _____, 2021.

City Council of Covina, California

BY: _____
JORGE MARQUEZ, Mayor

ATTEST:

GEORGIANNA NICOLE ALVAREZ, Chief Deputy City Clerk

APPROVED AS TO FORM:

CANDICE K. LEE, City Attorney

CERTIFICATION

I, Georgianna Nicole Alvarez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Ordinance No. 21-__ was introduced for first reading at a REGULAR meeting on the __th day of _____ 2021. Thereafter, said Ordinance was duly approved and adopted at a REGULAR meeting of said City Council on the __th day of _____ 2021, by the following vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

Dated:

GEORGIANNA NICOLE ALVAREZ,
Chief Deputy City Clerk

EXHIBIT “A”
OFFICIAL ZONING MAP

EXHIBIT A

